

**DISTRICT ADVISORY BOARD (DAB) I
MEETING MINUTES**

Monday, February 7, 2005

7:00 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Vice Mayor Carl Brewer
Gerald Domitrovic
Treatha Brown-Foster
Lori Lawrence
Debra K. Miller Stevens
Debby Moore
Steve Roberts
James Thompson
LaVonta Williams

Members Absent

Sharon Myers*
Lois Tully-Gerber

Guests

Dorothy Nave, 1802 Looman
Carl Ligon, 1736 NE Parkway
Beverly Domitrovic, Schweiter NA
Joan Ware, 1320 Pennsylvania
Stephanie Ware, 1320 Pennsylvania
Tim Austin, 5940 E. Central #200
Glen Dey, 4515 Greenbriar
Tommy Colbert, 1325 Pennsylvania
Carnie Williams, 1631 E. 17th Street
Paula Givens, 1228 Matthewson

***Alternates**

City of Wichita Staff Present

Virdena Gilkey, Neighborhood Assistant
Bill Longnecker, MAPD
Wanda Parker Givens, WPD
Brian Whine, WPD
Greg Murray, WPD

Order of Business

Call to Order

Vice Mayor Brewer called the meeting to order at 7:05 p.m. and welcomed the guests. Mr. Brewer asked that those who wished to address the board would please state their name and address and keep their remarks limited to five minutes. No one came forth.

Approval of Minutes

Thompson stated that he was absent the last meeting and the minutes showed him present. **Brewer (Brown Foster)** made a motion to approve the January 2005 minutes as corrected. Motion carried (8-0).

Approval of Agenda

Staff made a change in the agenda to reflect that this is the third award and not the first. **Brewer (Thompson)** made a motion to approve the agenda as amended. Motion carried (8-0).

Public Agenda

1. District 1 Award

Vice Mayor Carl Brewer remarked that it is an honor to award individuals for their service to the community. He stated that the Family Services, Inc. has a long history of strong efforts of bringing pride back into the neighborhoods. Part of the Family Services,

Inc. is the Wichita/Sedgwick County Weed and Seed Program, which has been an integral part of the District 1 community. He explained that all of the Weed and Seed activities are community-based and uses a strategy, which involves and includes using the ideas and help of neighborhood residents, police, businesses, education, religious organizations, etc. to prevent crime and restore neighborhoods.

Also, during the first five years, the initiative worked closely with Northeast Millair and Matlock Heights neighborhood associations and reduced violent crimes by 40% and other crimes by as much as 60%.

Vice Mayor Brewer then called up the police officers, Carrie Jones Williams, Family Services, Inc., and the Wichita/Sedgwick County Weed and Seed Program Director, Riley Williams. He presented the award on behalf of the District 1 Advisory Board to the Wichita/Sedgwick County Weed and Seed Program for **Outstanding Contribution to Community Improvement**.

Riley Williams thanked the board and Vice Mayor Brewer for the award.

2. Off-agenda items

No item submitted.

Staff Reports

3. Police Report

Officer Greg Murray, Beat 21, reported that he has been on board since December 4th and that this was his first DAB meeting. Officer Murray reported the following: 1) Beat 21 has a lot of residential burglaries; and 2) sting in Old Town recently for juveniles who are under the drinking age. A compliance check was put into place.

Brewer asked if there had been any reports of problems at the Union Rescue Mission? *Lt. Givens responded that she would follow up with Officer Wallace, as this is his beat and report back to staff.* **Roberts** asked what are the particular concentration areas? *Officer Murray responded that their concentration is south and east of Douglas; Douglas to Kellogg. This area has a lot of businesses that are being hit by burglars.* **Brown Foster** asked what is happening with Babes and Boobs? *This is an on-going investigation with recent citations issued on morals violations. We are working with Officers Steve Barrett and Dave Burkes on this issue.* **Williams** commented that she received complaints that people are parking on sidewalks during the basketball games at WSU. *Lt. Givens responded that she had not heard that, but would have the officers to look into that at the next home game.* **Thompson** asked if any other establishment was having problems with nudity in Old Town? *Officer Murray responded no problems with nudity, but with under age groups.*

Carl Ligon, 1736 NE Parkway, stated that citizens make their yards out of a parking lot, which always causes conflict. *Lt. Givens responded that on reoccurring problems, they can ask for the new joint code to be issued by the supervisor in Environmental Health.*

Lt. Givens introduced the new SCAT Sergeant, Sgt. Brian White, who is located in Patrol North. **Sgt. White** reported that three warrants were issued on January 21st that stemmed

from a shooting that took place on December 28th, where a victim was shot in a parking lot. Thirty officers were dispatched and eight persons arrested. The case is still open.

Brown Foster asked if WPD had talked to the neighborhood association where these incidents have occurred? *Sgt. White responded yes.*

The board received and filed the report.

4. **ZON2004-00067**

Bill Longnecker, MAPD, explained that the applicant is requesting a zone change from “LC” Limited Commercial and “B” Multi-family Residential to “GC” General Commercial on Lots 289 – 295, the Granville Park Addition, located on the southwest corner of Hydraulic Avenue and 13th Street North. The zone change request was made to allow auto bodywork and painting and outdoors vehicle and equipment sales. The three possible recommendations were:

- (1) The applicant’s revised request; Rezone all the lots “GC” with a protective overlay to allow auto bodywork and painting and outdoor vehicle and equipment sales as the only permitted “GC” uses. The applicant would also enclose the area where the paint and body works would be located with a privacy fence and with a 5-foot landscape buffer on its south side where it abuts a Legion Hall and on its east and west sides where it is adjacent to residential zoning. The applicant would also close the entrances onto the site from Pennsylvania Avenue
- (2) Staff’s first recommendation; Deny the request for “GC” zoning, but rezone the “B” zoned lot to “LC”, to match the rest of the site’s lots “LC” zoning.
- (3) Staff’s alternative recommendation; Deny the request for “GC” zoning, but rezone the “B” zoned lot to “LC”, to match the rest of the site’s lots “LC” zoning and allow a Conditional Use for vehicle sales outdoors be approved subject to the 12 conditions listed in the Staff report.

Tim Austin, representative for the applicant, explained that this property has been vacant for two years and the applicant proposes to build 2400 square foot building in the rear, as well as, provide a protective overlay. Also, the zoning is about the land use to bring it in to unified zoning. Mr. Austin also mentioned a study that was conducted by Wichita State University on September 21st and pointed out information from that study.

The board was concerned with the following: 1) what are all of the possible usages for this property; 2) would the applicant want to purchase the lot, if a car lot is not allowed; 3) was this area’s zoning prior to the McAdams Neighborhood Revitalization Plan; 4)

what happened to the failed car lot across the street from this request; 5) has the property been checked for ground contamination; and 6) with the widening of 13th Street, would the space be affected

Mr. Longnecker responded sufficiently to all concerns.

Paula Givens, McAdams Neighborhood Association President, spoke in opposition to this request due to the noise and the fumes. She stated that there is a lack of retail development in that area and economic development in the form of commercial retail, is the primary concern for the revitalization plan.

Joan Ware, 1320 N. Pennsylvania and Tommy Colbert, 1325 N. Pennsylvania, also spoke in opposition to the request. The reasons were: 1) less than 200 feet from residential homes; 2) lot of traffic already from the American Legion; 3) opposed to the additional noise; 4) this will not be a benefit to the neighborhood; and 5) would create parking problems in the area.

Brown Foster (Moore) then moved to recommend the rezoning of Lot B to “LC” Limited Commercial and to deny “GC” General Commercial. Motion carried 8-0.

Unfinished Business

No items submitted

New Business

5. Community Council on Homeless Advocacy

Brewer reported that Rhonda Harper, Finance Department, has asked for two DAB members from each district to serve on the Community Council on Homeless Advocacy (HUD supported). He asked for two volunteers from DAB 1.

Moore responded that she would like to serve and **Roberts and Williams** stated that they would consider serving after receiving additional information.

Recommended Action: Staff to receive additional information for the council.

Board Agenda

6. Updates, Issues, and Reports

- **Virdena Gilkey, staff**, reported that the District 1 Awards 2005 applications have been mailed out to neighborhood associations to increase participation. She asked that the DAB members announce the program to their associations.
- **Vice Mayor Brewer** reported that the next District 1 Coalition Breakfast is March 5th. The next DAB 1 meeting is March 5th.
- **Deborah Miller** reported that the ABCD Conference and Henry Moore, conductor, was excellent and addressed all areas of community involvement.
- **Debbie Moore** reported that the breakfast was very informative. She stated that Mr. McAfee enlightened her about the arena and she now feels better about things.
- **Treatha Brown Foster** announced that the Memorial Service commemorating the Piatt Plane Crash would be held February 12, 2005; KAAM, 601 North Water; 4:00 – 6:00 p.m.
- **James Thompson** announced the Elm NA meeting would be held February 17, 2005; 606 North Piatt; 7:00 p.m.
- **Dr. Glen Dey, Park Board**, announced that the next Park Board meeting would be February 14, 2005. They would be receiving nominations for a new name for the old Linwood site at 1345 South Pattie.
- **Paula Givens, McAdams NA**, announced their next meeting for Saturday, February 17, 2005.

The board received and filed.

With no further business, **Roberts (Brown Foster)** made a motion to adjourn. Motion carried 8-0.
The meeting adjourned at 8:39 p.m.

Respectfully Submitted,

Virdena Gilkey
Neighborhood Assistant